

Not Billed / Received



OFFICE OF THE CHIEF EXECUTIVE OFFICER

Corner of Jakkalsputz & Nicky Iyambo Road
Tel: 064-502000
Fax: 064-502001

P. O. Box 61, Henties Bay
Enquiries: Bianca B. Hamutenya
18th November 2022

Messrs Kandjumbi Construction & Plumbing CC
The Managing Director
Mr. Rafael Kandjumbi
PO Box 8270
Bachbrecht, Windhoek

E-mail: kandjumbiconstruction@gmail.com

HENTIES BAY: APPLICATION TO PURCHASE PORTION OF THE FARM HENTIESBAAI TOWNLANDS NO 133: MESSRS KANDJUMBI CONSTRUCTION & PLUMBING cc

Council reached *consensus ad idem* resolved by virtue of Council Resolution Number CO9/26/10/2022/09th /2022 that:

- a) In terms of Section 30 (1) (t) of the Local Authorities Act no. 23 of 1992, as amended, the proposed purchase and alienation of Portion 100 of Hentiesbaai Townlands No. 133 measuring in extent of 25,0047 Hectares (equivalent to 250 047 square metres) by private treaty with intention to establish mixed-use housing development be approved;
- b) In terms of Section 30 (1) (t) of the Local Authorities Act No. 23 of 1992, as amended the sale of the Portion (portion 100 Hentiesbaai Townlands No. 133) by way of private treaty to Messrs Kandjumbi Construction & Plumbing cc at a rate price of N\$ 10 p/m², at a purchase price of N\$ 2 500 470 .00 (Two million Five Hundred Thousand Four Hundred & Seventy Namibian Dollars Only) be approved.
- c) That upon approval of the alienation, a 10% deposit of the total purchase price be paid to Council and remaining 90% within 90 days after initial approval before the signing of the deed of sale
- d) The intended land purchase and alienation be advertised in two local newspapers for two consecutive weeks, the applicant to bear the cost for such placements in the printed media.
- e) Exemption of the subdivision application in terms of Section 127 of the Urban & Regional Planning Act, Act No. 5 of 2018, as amended from the requirement of Section 104 of the same Act be approved;

ALL CORRESPONDENCE IS TO BE ADDRESSED TO THE CHIEF EXECUTIVE OFFICER

**HENTIES BAY: APPLICATION TO PURCHASE PORTION OF THE FARM HENTIESBAAI
TOWNLANDS NO 133: MESSRS KANDJUMBI CONSTRUCTION & PLUMBING cc**

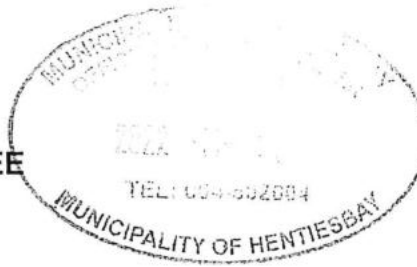
- f) The proposed Land development be conducted in accordance with the provisions of the Environmental Management Act of 2007, to comply with the requirements of Environmental Impact assessment (EIA).
- g) All statutory processes be implemented within the period of 24 months.
- h) All municipal services infrastructure be designed and constructed to the satisfaction of the Council at the developers' cost.

Attached is a typical example of the advert to be placed once a week for two consecutive weeks in local printed media.

Yours Sincerely,



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ELIZABETH SUSANNA COETZEE
CHIEF EXECU





Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: J. Ishila (Mr.)
Tel: (+264+61) 297-5192
Fax: (+264+61) 297-5096

Government Office Park
Luther Street

Private Bag 13289
Windhoek, Namibia

Our Ref.: 14/17/H1
Your Ref. 7/6/2

Ms. Elizabeth. S. Coetzee
Chief Executive Officer
Municipality of Henties Bay
P O Box 61
HENTIES BAY

Dear Ms. Coetzee,

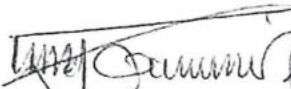
SUBJECT: MINISTERIAL APPROVAL: TO PURCHASE PORTION 100 OF HENTIESBAAI TOWNLANDS NO.133 IN EXTENT 25, 0047 HA FOR PURPOSES OF ESTABLISHING MIXED USE (HOUSING DEVELOPMENT) MESSRS KANDJUMBI CONSTRUCTION & PLUMBING CC

Your letters dated 13 January 2023 has reference.

The Honorable Minister has in term of Section 30(1) (t) read together with Section 63 (3) (b) of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended, granted approval to the Council to sell the immovable property indicated in the table below by way of private treaty, subject to the Council Resolution Number C09/26/10/2022/09th/2022.

Applicant name	Erf No	Size/m ²	Zoning	Township	Land Use	Price/ M ² (N\$)	Purchase price (N\$)
Messrs Kandjumbi Construction & Plumbing cc	Portion 100 Farm Hentiesbaai Townlands No. 133	25,0047	Undetermined	Hentiesbaai Townlands No. 133	Mix Development (Housing Development)	10.00	2 500 470.00

Yours Sincerely,


NGHIDINUA DANIEL
EXECUTIVE DIRECTOR



cc: The Hon. Minister, MURD

All official correspondence must be addressed to the Executive Director